175.0	0011	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,800 / 770,800
					USE VALUE:	770,800 / 770,800
					ASSESSED:	770,800 / 770,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
148		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GHARIB MOHSEN
Owner 2:	FRANCKE LAUREL
Owner 3:	
Street 1:	148 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,160 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 2333 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7160.000	326,400		444,400	770,800
Total Card	0.164	326,400		444,400	770,800
Total Parcel	0.164	326,400		444,400	770,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.42 | /Parcel: 330.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 117858

GIS Ref

GIS Ref

Insp Date 04/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0011-0001.0

!13707!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,400	0	7,160.	444,400	770,800	770,800	Year End Roll	12/18/2019
2019	101	FV	258,800	0	7,160.	438,000	696,800	696,800	Year End Roll	1/3/2019
2018	101	FV	254,400	0	7,160.	336,400	590,800	590,800	Year End Roll	12/20/2017
2017	101	FV	254,400	0	7,160.	317,400	571,800	571,800	Year End Roll	1/3/2017
2016	101	FV	254,400	0	7,160.	292,000	546,400	546,400	Year End	1/4/2016
2015	101	FV	237,800	0	7,160.	273,000	510,800	510,800	Year End Roll	12/11/2014
2014	101	FV	237,800	0	7,160.	251,400	489,200	489,200	Year End Roll	12/16/2013
2013	101	FV	237,800	0	7,160.	251,400	489,200	489,200		12/13/2012

PRINT

Date	Time
12/11/20	03:37:43

LAST REV

Date	Time
09/06/18	17:50:14

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13707

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINTZ JUDITH A	26953-186		12/31/1996		217,500	No	No		Y

USER DEFINED

Prior Id # 1:	117858
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2000	664	Addition	41,500	O				15X18 ROOM-7X15 CO

ACTIVITY INFORMATION

Date	Result	By	Name
4/4/2018	MEAS&NOTICE	HS	Hanne S
8/23/2001	Permit Visit	PM	Peter M
3/6/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7160		Sq. Ft.	Site		0	70.	0.89	6									444,359						444,400	

Total AC/HA: 0.16437 | Total SF/SM: 7160 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 444,359 | Spl Credit | Total: 444,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.27724004
Const Adj.:	0.99989998
Adj $ / SQ:	134.097
Other Features:	77700
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400990
Depreciation:	74584
Depreciated Total:	326406

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

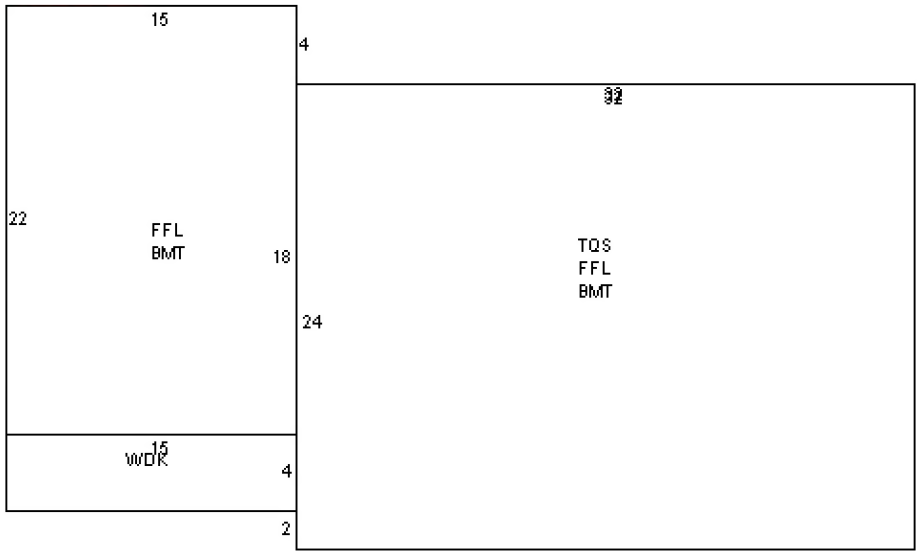
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	147.51
Special Features:	0	Val/Su Net:	115.25
Final Total:	326400	Val/Su SzAd	194.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,098	55.920	61,398
FFL	First Floor	1,098	134.100	147,238
TQS	3/4 Story	576	134.100	77,240
WDK	Deck	60	16.000	960

Net Sketched Area:	2,832			Total:	286,836
Size Ad	1674	Gross Are	3024	FinArea	2333

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0011-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc